

092.0

0010

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

617,500 / 617,500

USE VALUE:

617,500 / 617,500

ASSESSED:

617,500 / 617,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		YERXA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HEMOND BRIAN	
Owner 2: CLOUTIER ALISON	
Owner 3:	

Street 1: 18 YERXA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: JOLY CRAIG S/KEIKO -	
Owner 2: -	
Street 1: 18 YERXA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 6,988 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	
t	
	Topo
	8
	Ledge
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	6988
	Sq. Ft.
	Site
	0
	70.
	0.90 5

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						60025	
101	6988.000	176,800		440,700	617,500						GIS Ref	
Total Card	0.160	176,800		440,700	617,500						GIS Ref	
Total Parcel	0.160	176,800		440,700	617,500						Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	650.00	/Parcel:	650.0					11/20/18	

PREVIOUS ASSESSMENT								Parcel ID			USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	60025
2020	101	FV	176,800	0	6,988.	440,700	617,500	617,500	Year End Roll	12/18/2019	Prior Id # 2:	
2019	101	FV	154,400	0	6,988.	447,000	601,400	601,400	Year End Roll	1/3/2019	Prior Id # 3:	
2018	101	FV	154,400	0	6,988.	333,700	488,100	488,100	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	154,400	0	6,988.	302,200	456,600	456,600	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	154,400	0	6,988.	289,600	444,000	444,000	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	153,600	0	6,988.	245,600	399,200	399,200	Year End Roll	12/11/2014	ASR Map:	
2014	101	FV	153,600	0	6,988.	233,000	386,600	386,600	Year End Roll	12/16/2013	Fact Dist:	
2013	101	FV	153,600	0	6,988.	221,600	375,200	375,200		12/13/2012	Reval Dist:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
JOLY CRAIG S/KE	73028-392	1	7/31/2019		655,000	No	No	
SLOWE CAROLYN T	50279-303		10/29/2007		400,000	No	No	
DUFFY JEANNETTE	44073-129		11/10/2004		402,900	No	No	A
	19353-549		9/1/1988			1	No	

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
8/21/2014	1041	Manual	5,105	8/21/2014				Air sealing and in		10/22/2019	SQ Returned	JO	Jenny O
										11/20/2018	MEAS&NOTICE	CC	Chris C
										12/3/2008	MLS	MM	Mary M
										12/2/2008	Meas/Inspect	336	PATRIOT
										9/26/2005	MLS	BR	B Rossignol
										4/2/2005	MLS	MM	Mary M
										2/4/2000	Meas/Inspect	264	PATRIOT
										8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

